

State Use 101
Print Date 11/8/2021 3:12:18 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
BRACCI ROBERT LE BRACCI JOHN A 270 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392609_2855472 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	69200		69,200										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	119700		119,700										
												RESIDNTL.		101	5200		5,200										
				SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit HBT:HBT Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		194,100		194,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
BRACCI ROBERT LE BRACCI,ROBERT BRACCI ROBERT + CHRISTINE,				16523 LC-30 LC00		0467 0000 0000		02-23-2007 U I		U I		100 1A		1 1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				12-20-2002 U I		U I		1 1		2021	101	66,300	2020	101	62,700	2019	101	61,300									
				10-08-1982 U I		U I		0			101	112,900		101	112,900		101	110,500									
											101	5,200		101	5,200		101	5,200									
				Total		0.00					Total	184,400		Total	180,800		Total	177,000									
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int														
Total				0.00																							
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name				B		Tracing				Batch		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 69,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,200 Appraised Land Value (Bldg) 119,700 Special Land Value 0 Total Appraised Parcel Value 194,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 194,100													
0001								101				MA															
NOTES																											
SUB DIV 892																											
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY															
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result			
201702283		08-22-2017		91	INSULATION		1,270				0						05-08-2018 09-15-2005 12-07-1999 04-08-1992 01-07-1981					333 311 247 131 500	3 3 3 3 3	MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD			
LAND LINE VALUATION SECTION																											
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price		I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM		RA				40,000 SF	2.58	1.000	5	LAND	1.00	MA	1.00	SHP3			0 TRF2 0.9	1.000	2.32	92,800					
1	101	ONE FAM		RA				5.480 AC	7,000	1.000	0		0.70	MA	1.00									0	1.000	4,900	26,900
Total Card Land Units								6.40 AC		Parcel Total Land Area: 6.40								Total Land Value								119,700	

Property Location 270 ALLEN ST
 Vision ID 5793

Account # 5875

Map ID 85/ 55/ 4/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	102.94	
Interior Floor 2	3	HARDWOOD	RCN	121,425	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1880	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	69,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	200	28.18	1920	30	0.00	PR	F	0.90	1,500
01	SHED/MTL			L	24	5.18	1965	30	0.00	PR	F	0.90	0
35	POLE BRN			L	672	9.20	1986	60	0.00	AV	A	1.00	3,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	576		23.56	13,570	
EFP	ENCL PORCH	0	154		35.25	5,428	
FFL	1ST FLOOR	576	576		118.00	67,970	
HST	HALF STORY	288	576		59.00	33,985	
OFF	OPEN PORCH	0	40		11.80	472	
Ttl Gross Liv / Lease Area		864	1,922	1,029		121,425	

